

FY2011-03 Snow Hill Middle School B

TAX EXEMPT

<i>Annexation name:</i>	FY2011-03 Snow Hill Middle School B
<i>Name of petitioner:</i>	Durham Public Schools, City of Durham and Coulter, Jewell Thames, PA
<i>Acreage and City limits:</i>	149.665 acres – noncontiguous
<i>General location:</i>	North side of Snow Hill Road west of Snow Hill Drive
<i>Proposed development description:</i>	Public middle school on center parcel totaling 155,00 sq. ft. with a projected value of \$24.3 M
<i>Proposed public streets:</i>	0 linear feet
<i>Expected completion date:</i>	July 2012 (FY2012-13)
<i>Current total assessed tax value:</i>	\$3,249,636
<i>Estimated value upon completion:</i>	\$24.3M
<i>Notes:</i>	This annexation area currently consists of 3 parcels, 2 owned by the City to be used for park land and a center parcel owned by Durham Public Schools.

Current Zoning Analysis:

Current zoning:	RR
Fire Protection:	The Fire Department recommends a ladder truck and 15 FTEs to staff a ladder company, to be located at existing Fire Station 15. The development site would comprise 3.64% of the service area; service costs are prorated at this percentage.
Police:	Estimated annual cost at build out: \$66,997
Transportation:	Estimated annual cost at build out: \$0
Parks and Recreation:	School will utilize the western parcel for athletics, with public access after school events. Eastern parcel is under consideration as a future site for a northern recreation center.
Solid Waste:	Estimated annual cost at build out: \$0
Estimated Annual Costs at Build Out (FY13)	\$136,647
Estimated Annual Revenues at Build Out (FY13):	TAX EXEMPT
Net Gain / (Loss) at Build Out (FY13):	(\$136,569)